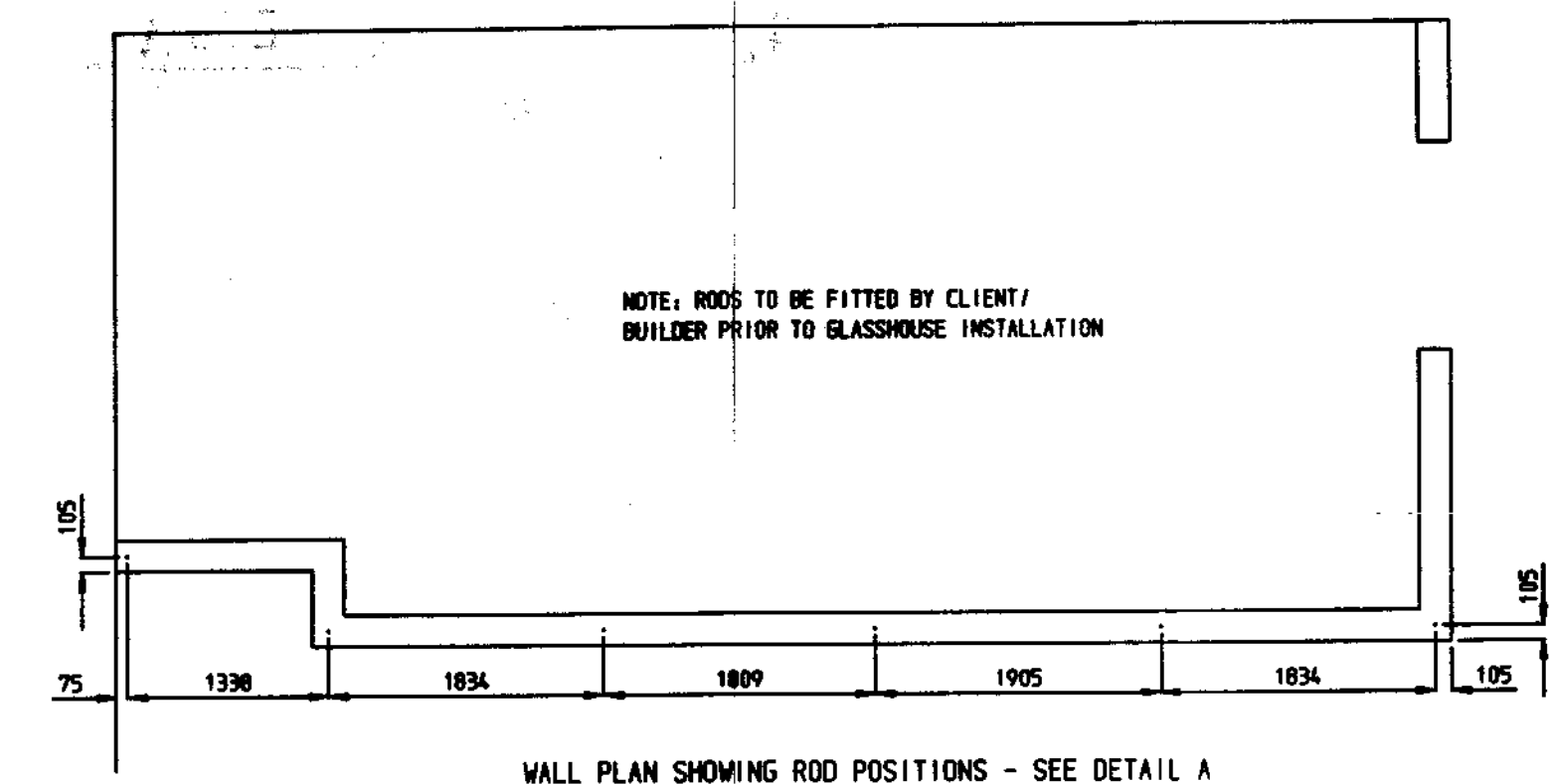
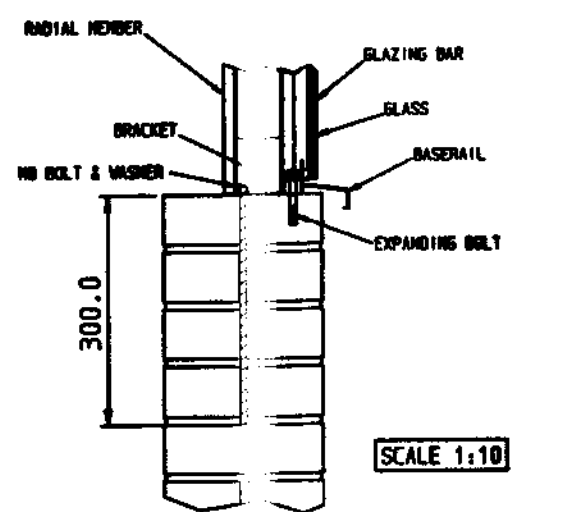


**IMPORTANT NOTE:**  
ALL BASE DIMENSIONS TO BE WITHIN PLUS OR MINUS 5.00mm



IN DOUBT CONTACT  
HARTLEY BOTANIC



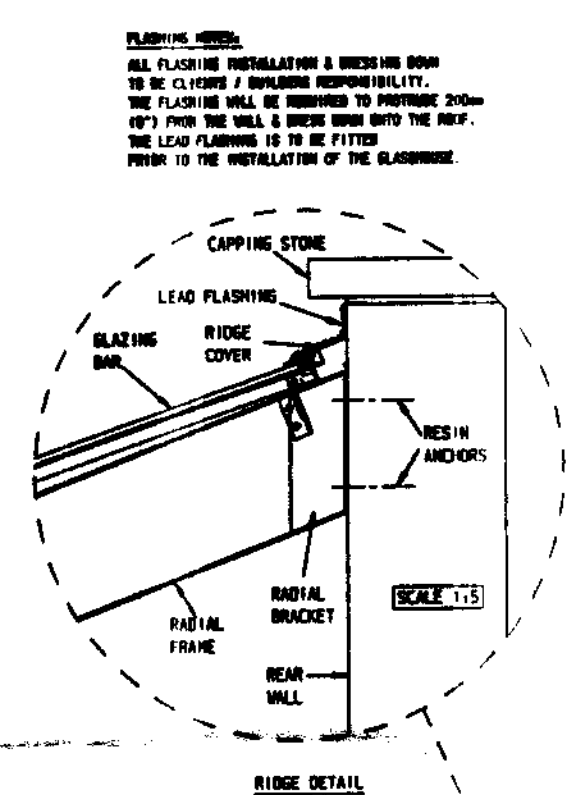
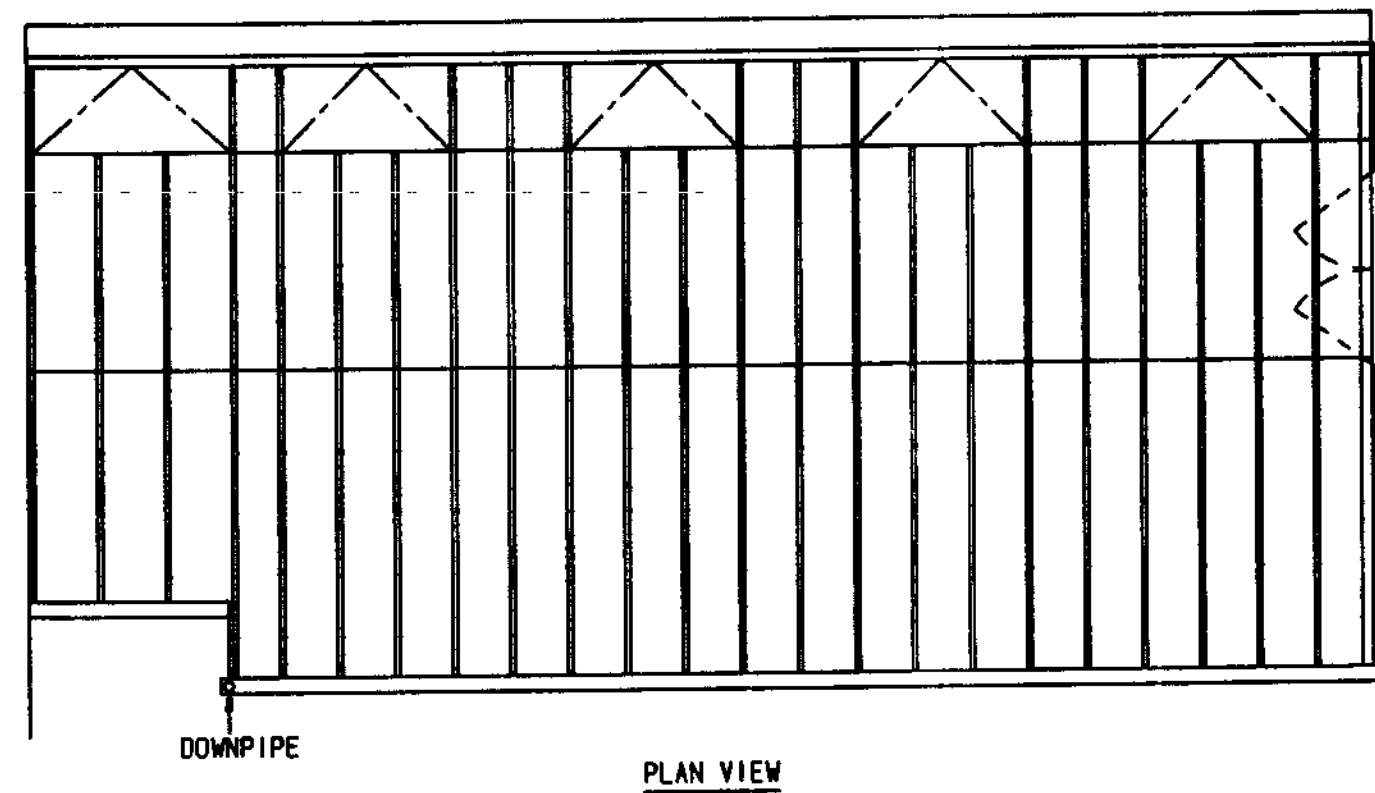
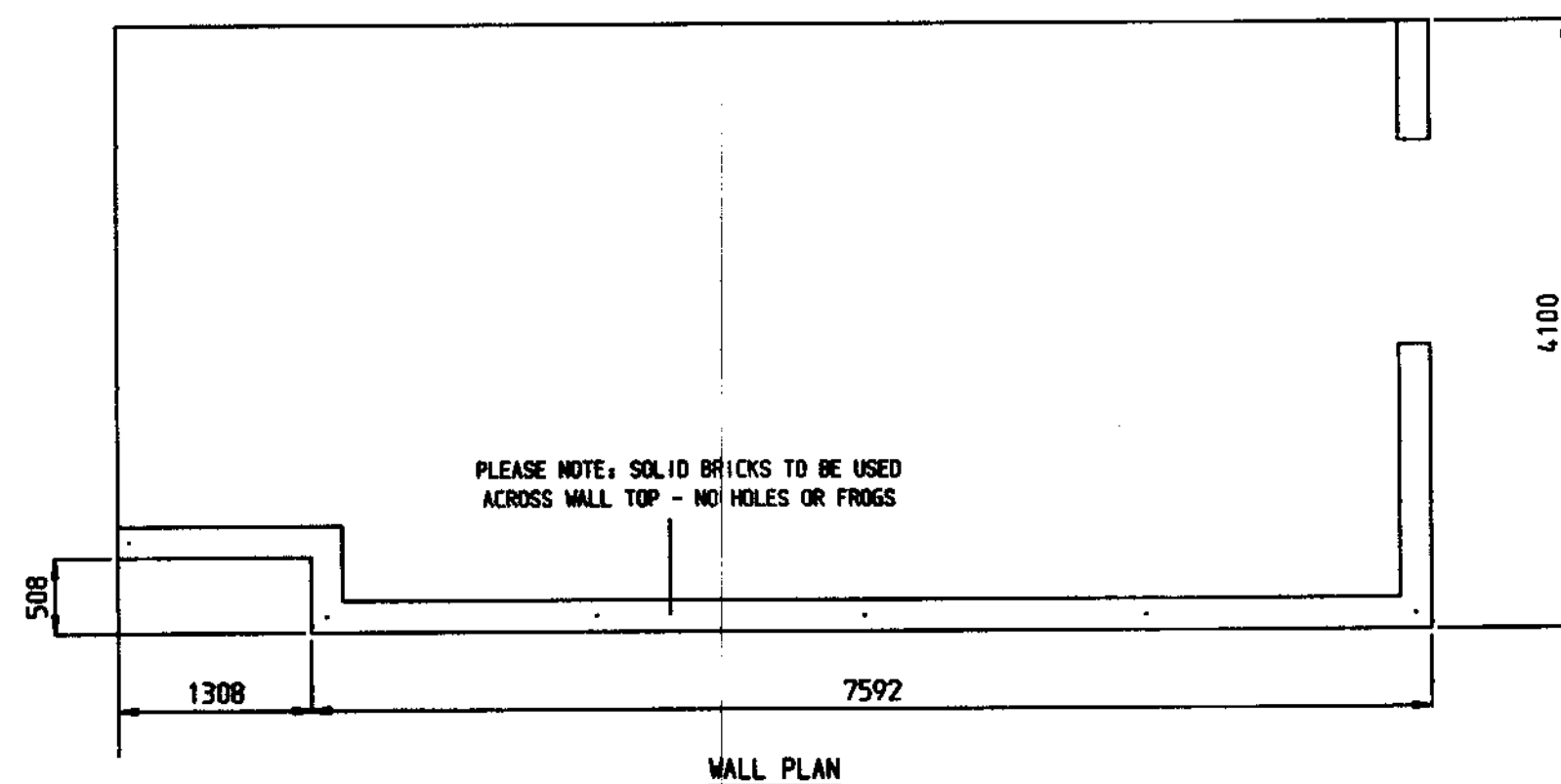
**ROD DETAILS FOR LOCATIONS**  
ROD DIMENSIONS AS SHOWN. THE ROD MUST BE ANCHORED INTO WALL USING MORTAR OR EPXY. (SEE DETAIL A).  
ROD TO BE TIGHTENED TO 150N.M. FOR EACH END. (FOR SCHEDULED BARS).  
PROMINENCE FROM TOP OF WALL TO BE 25mm PLUS OR MINUS 5mm.  
ROD TO BE INSTALLED TO A MINIMUM DEPTH OF 300mm FROM THE WALL TOP.  
THE RODS ARE THE CLIENT/BUILDER'S RESPONSIBILITY.

PLEASE READ ALL INSTRUCTIONS BEFORE COMMENCING. IF YOU HAVE ANY DOUBTS AS TO THE SPECIFICATIONS THAT WE REQUIRE PLEASE CONTACT HARTLEY BOTANIC LTD.

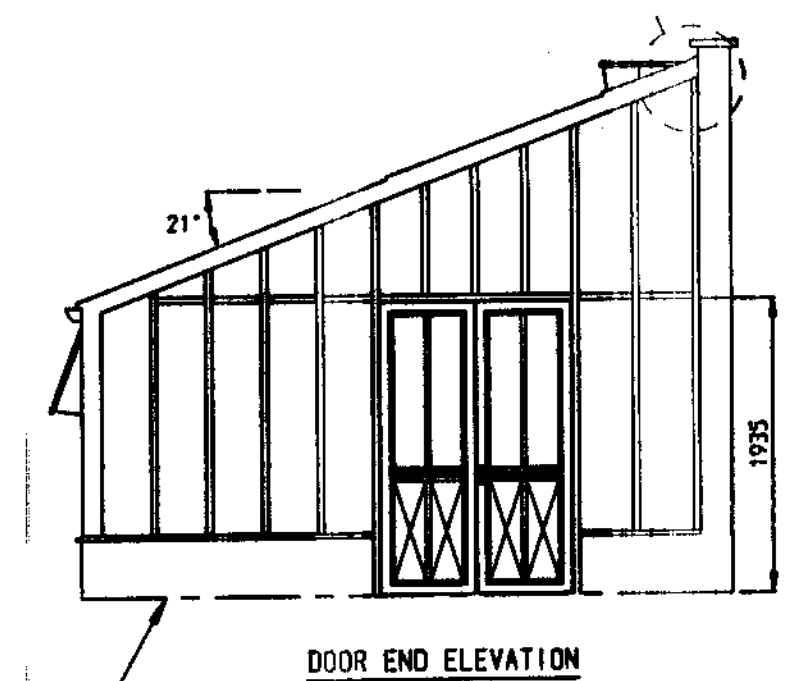
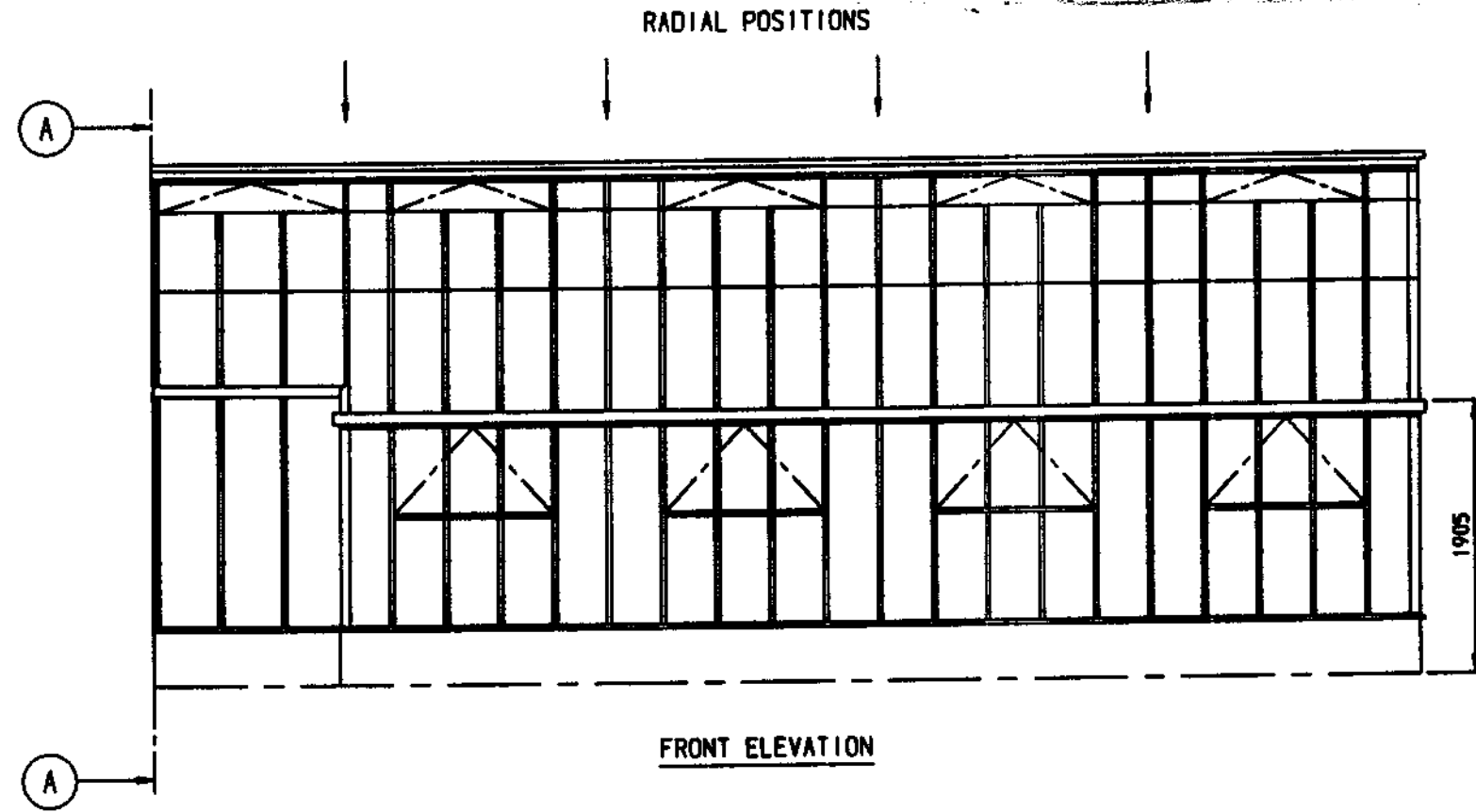
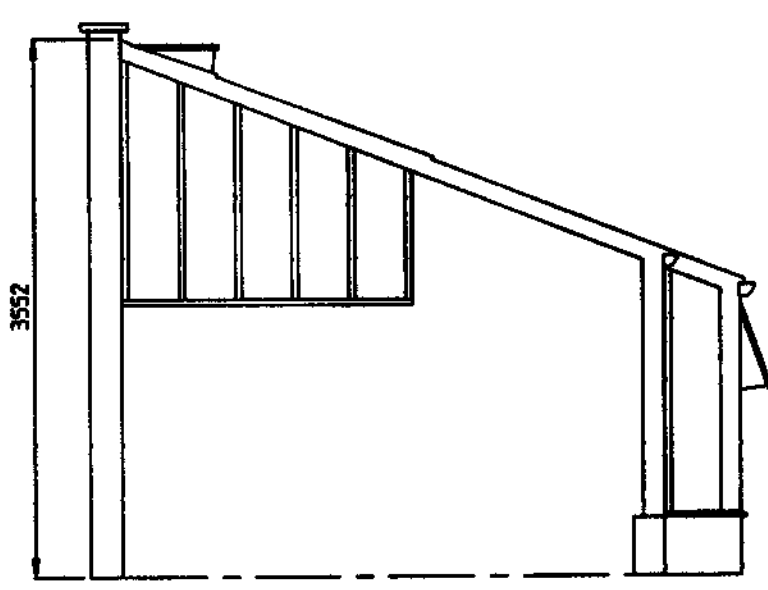
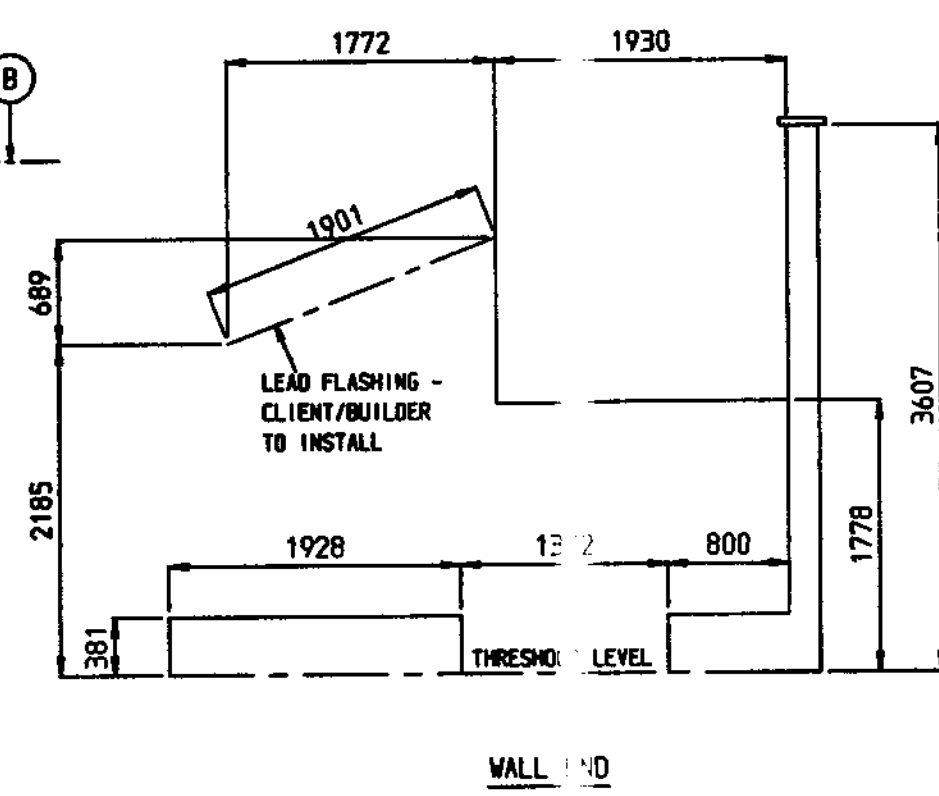
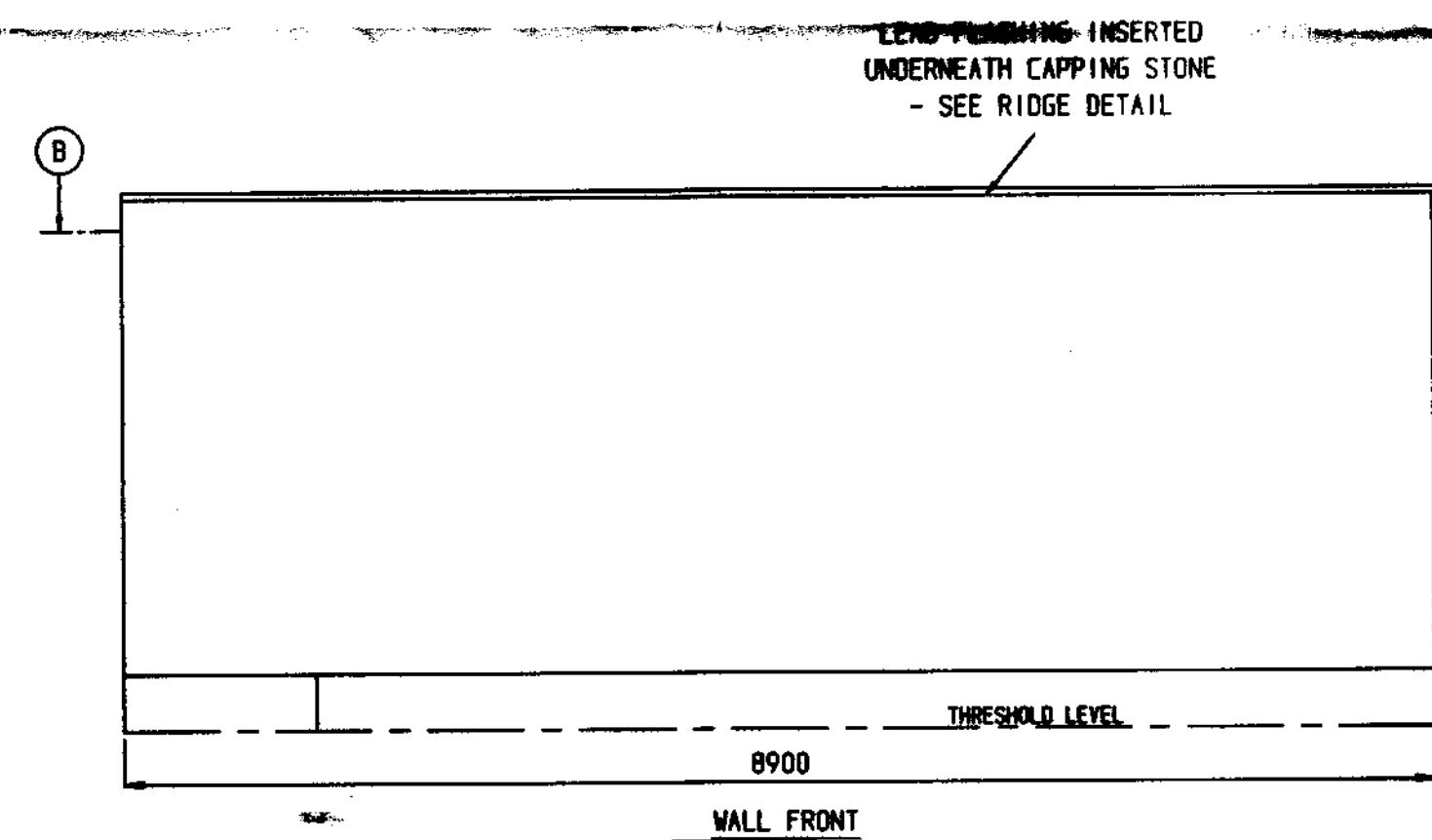
If you have any technical questions  
Please call Richard Yarwood on  
**0870 777 0325**

**PROVISIONAL DRAWING**

NYM/NPA  
21 MAY 2007



**FLASHING DETAIL**  
ALL FLASHING INSTALLATION & MESHING MUST BE CLIENT'S / BUILDER'S RESPONSIBILITY. THE FLASHING SHALL BE ANCHORED TO STRUCTURE 100mm FROM THE WALL & BURIED INTO THE ROOF. THE LEAD FLASHING IS TO BE FITTED PRIOR TO THE INSTALLATION OF THE GLASSING.



Provisional Drawing not to be used for building purposes

THE THRESHOLD LEVEL IS THE LEVEL AT WHICH THE DOOR WILL OPERATE WITH NORMAL CLEARANCE

**NOTES RELATING TO FOUNDATION AND WALLING (CLIENTS RESPONSIBILITY)**

ALL BRICKWORK TO BE CONSTRUCTED WITH A MINIMUM COMPRESSIVE STRENGTH OF 20N/mm<sup>2</sup> BRICKS USING MORTAR DESIGNATION TO BS5268: PART 1: 1992 TABLE 1 SEE TABLE BELOW FOR MIX DETAILS FOR STANDARD CLASS MORTAR DESIGNATION

TYPE OF MORTAR (PORTION BY VOLUME)	
CEMENT: LIME: SAND	1: 1:5 TO 6
MASONARY CEMENT: SAND	1:4 TO 5
CEMENT: SAND WITH PLASTICIZER	1:5 TO 6

THE MIXING AND USE OF MORTARS SHOULD BE IN ACCORDANCE WITH THE RECOMMENDATIONS GIVEN IN BS5268: PART3 OR BS5390  
READY MIX MORTARS SHOULD COMPLY WITH THE REQUIREMENTS OF BS4721 AND BE EQUIVILANT TO THE ABOVE SPECIFICATION

ALL FACING BRICKWORK FROM 150mm ABOVE GROUND LEVEL TO BE CONSTRUCTED USING TYPE MN OR ML BRICKS (BS3921) WITH WATER ABSORPTION NOT EXCEEDING 12%

**NOTES RELATING TO FOUNDATION AND WALLING continued:**

ALL BRICKWORK UP TO 150mm ABOVE GROUND LEVEL FROM THE TOP OF THE FOUNDATION TO BE CONSTRUCTED WITH ENGINEERING CLASS B BRICKS WITH WATER ABSORPTION NOT EXCEEDING 7%

FOR FULLY BONDED CONSTRUCTION BRICKWORK TO BE CONSTRUCTED IN EITHER OF THE FOLLOWING:

A. ENGLISH BOND - ONE COURSE OF HEADERS AND ONE COURSE OF STRETCHERS ALTERNATELY  
B. FLESH BOND - HEADERS AND STRETCHERS ALTERNATELY IN THE SAME COURSE

IF THE WALL IS TO BE CONSTRUCTED WITH TWO PARALLEL LEAVES, THIS IS TO BE HALF STRETCHER BOND WITH NO CAVITY. PROVIDE WALL TIES AT CENTRES NOT EXCEEDING 450mm VERTICAL AND 450mm HORIZONTAL. ALL WALL TIES TO BE STAINLESS STEEL DOUBLE TRIANGLE TYPE TO BS1243 AND IN ACCORDANCE WITH D0140: PART 2: 1997 AND BS5268: PART3: 1985

IF A DAMP PROOF COURSE IS TO BE INSTALLED, THEN 'EXPANET' STAINLESS STEEL EXMET (EXPANDED METAL LATH) MUST BE LAID CONTINUOUSLY ALONG ALTERNATE COURSES FOR THE FULL HEIGHT OF THE DWARF WALL. THE WIDTH OF THE 'EXPANET' IS TO BE 175mm FOR THE WALL. FOR FURTHER DETAILS CONTACT EXPANET BUILDING PRODUCTS (TEL. 01429 866688)

THE FOUNDATION SHOULD BE OF SUITABLE DEPTH AND THICKNESS DEPENDING ON LOCAL CONDITIONS

**GENERAL NOTES:**  
STRUCTURE BUILT IN ALUMINIUM ALLOY  
POLYESTER POWDER COATED - COLOUR T.B.C.  
ROOF VENTS OPERATED BY MK 7 AUTOVENTS  
VERTICAL FACE VENTS OPERATED BY MANUAL SWING THROWS  
GLAZED IN TOUGHENED SAFETY GLASS  
ALUMINIUM SWING DOOR COMPLETE WITH LOCKS & BRASS FURNITURE  
OGEE ALUMINIUM GUTTERS

THESE DETAILS MUST BE ADHERED TO

IF YOU HAVE DOUBTS RELATING TO THESE DETAILS

PLEASE CONTACT HARTLEY BOTANIC LIMITED

0 1 2 3 4 5 6 7

SCALE FOR DRAWING IN METRES

**DESCRIPTION:**  
GENERAL ARRANGEMENT DRAWING  
VICTORIAN BESPOKE GLASSHOUSE

**CLIENT:-**  
Mr. & Mrs. Webb  
Beck Hall  
Priestmans Lane  
Thorton le Dale  
North Yorks  
YO18 7RT  
01751 475714

**HARTLEY BOTANIC LIMITED**  
Greenfield, Oldham, Lancashire, OL3 7AG.  
Tel: 0870 7770320 Fax: 01457 821967

DRAWN: RY	MODIFICATION:	CHECKED: RY
DATE: 03.04.07	SCALE: 1:50	
DRAWING No: H88328-001	ORDER No: H88328	
ISSUE A		



SOUTH ELEVATION

NY/MINPA  
21 MAY 2007

NYM/2007 / 11 5 0 1 / 1 B



EAST ELEVATION

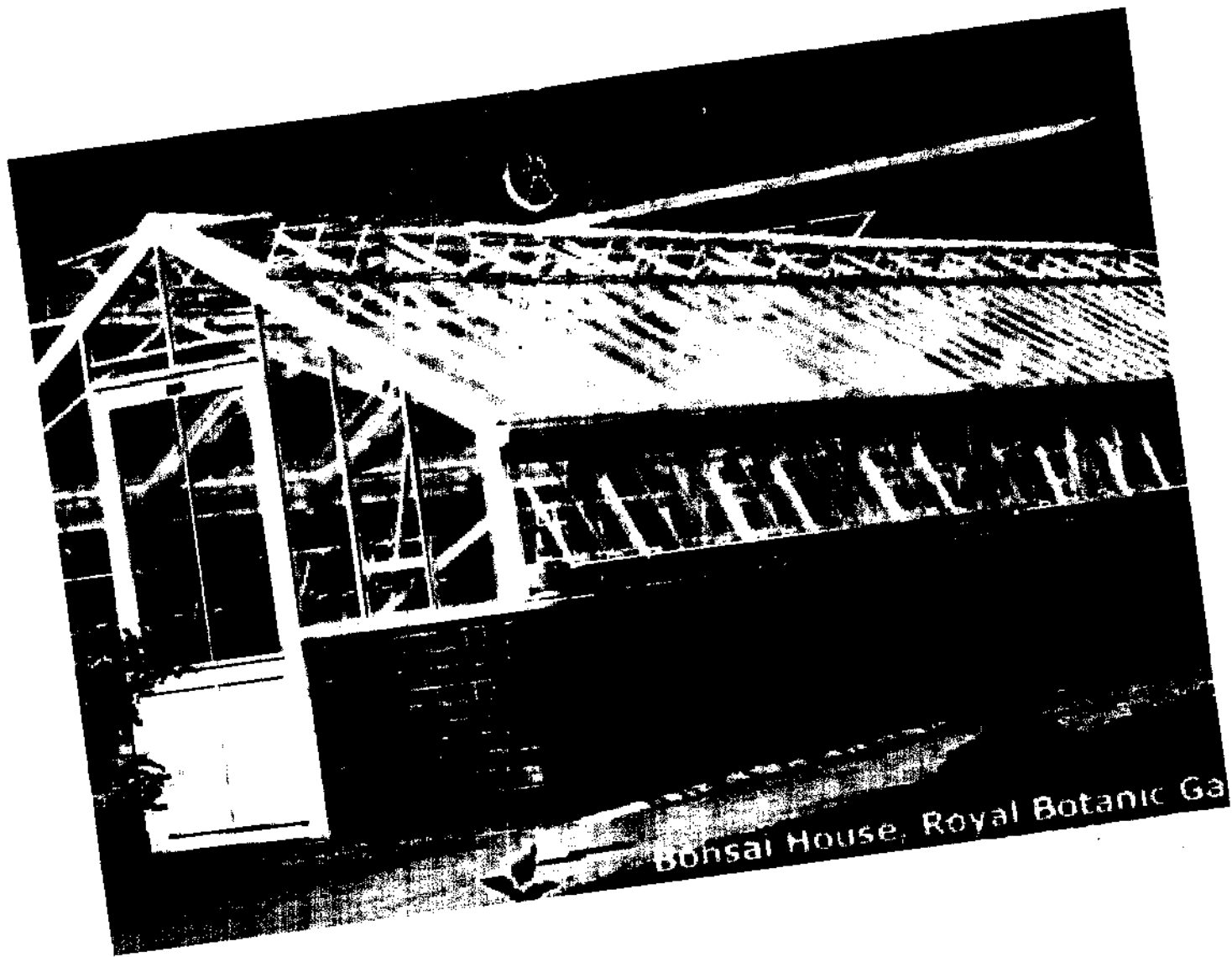
NYMANPA  
21 MAY 2007

NY 05/2007 / 11501 / L 8



NYM/2007 / 0501 / LB

NYM/NPA  
21 MAY 2007



NYM/2007/108  
J. MANIPA  
21 MAY 2007

1:500 (approx)

NYMNP  
21 MAY 2007

Brook House

Beck Hall

ORCHARD

FORMAL GARDEN

HEDGE

WOODLAND

All Saints' Church

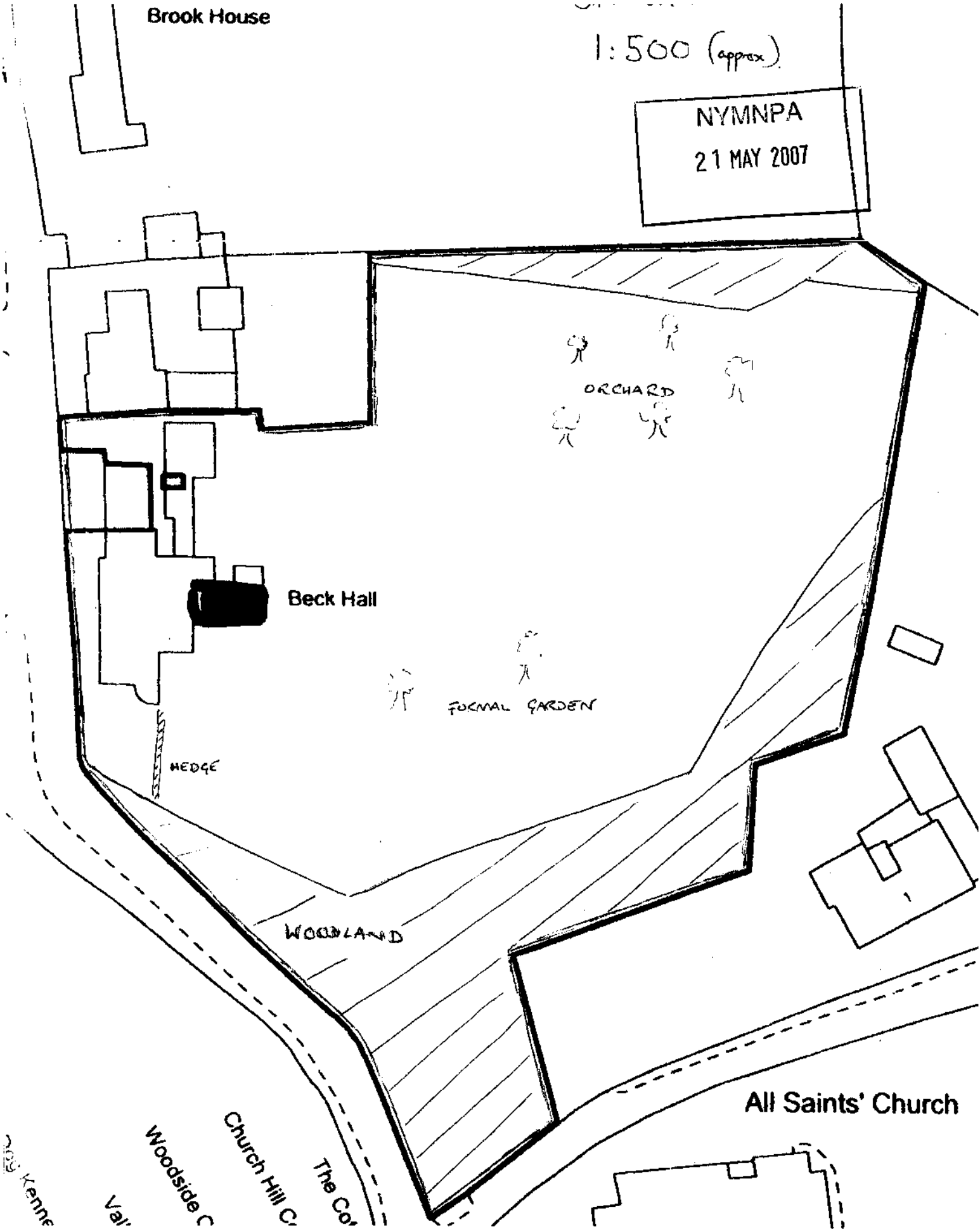
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NORTH YORKSHIRE : RYEDALE

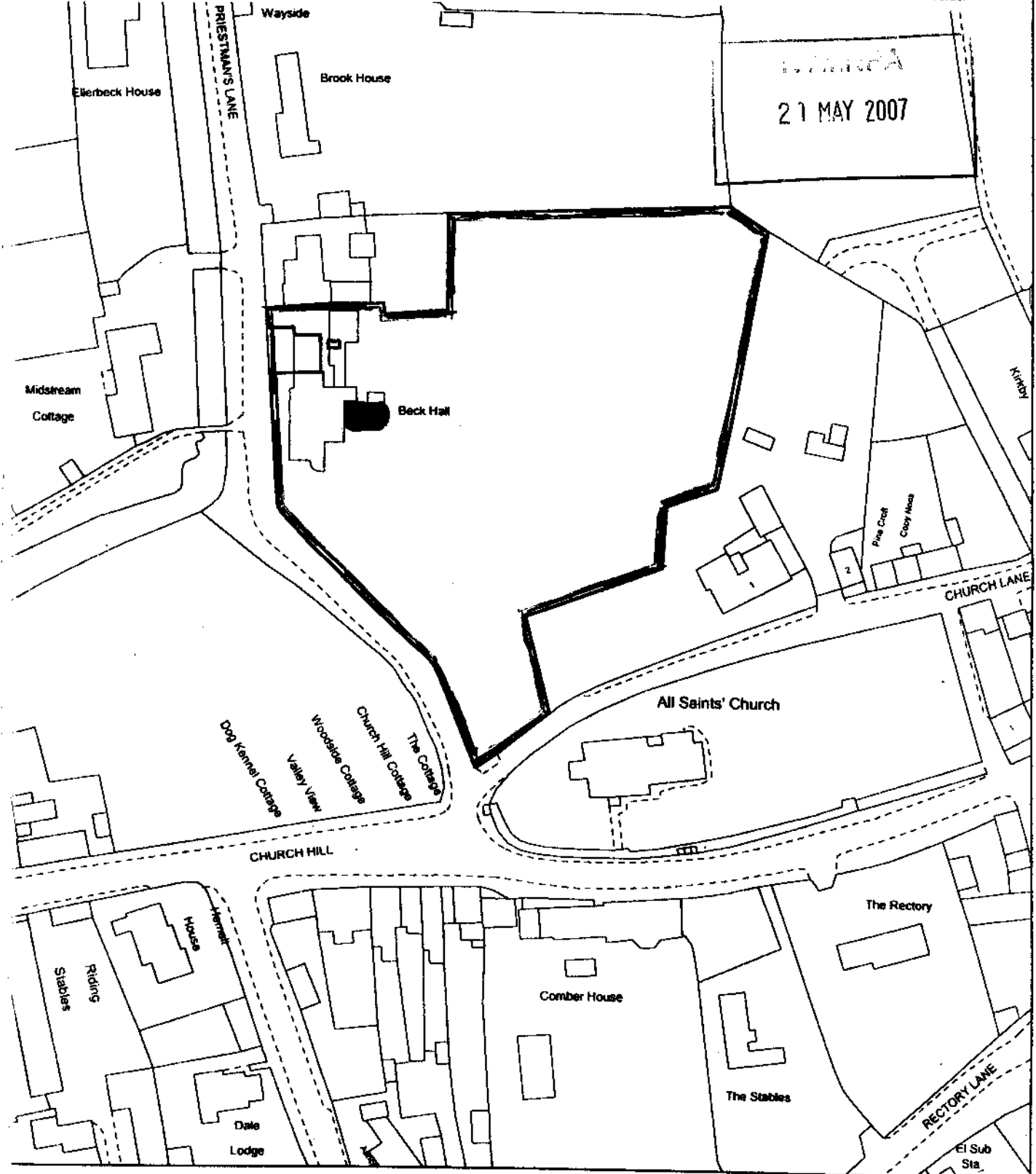


ORDNANCE SURVEY MAP REFERENCE:

SE8383SE

SCALE 1:1250 Enlarged from 1/2500

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 24 October 2006 at 16:06:25. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 24 October 2006.

This title is dealt with by the York District Land Registry.





North York Moors National Park

**Listed Building Consent  
Application Form**

Please read the leaflet *How to fill in your Listed Building Consent Application Form* before completing this form.

<b>For office use only</b>	
Ref:	<u>07/601</u>
Date Received:	_____
Grid ref:	_____

P41

**SECTION 1 YOUR DETAILS**

<p><b>1. Applicant</b></p> <p>Name <u>CHARLES WEBB</u></p> <p>Address <u>BECK HALL,</u> <u>PRIESTMAN'S LANE,</u> <u>THORNTON DALE,</u></p> <p>Post Code <u>YO18 7RT</u></p> <p>Tel No <u>[REDACTED]</u></p>	<p><b>2. Agent</b></p> <p>Name <u>NYMNP</u></p> <p>Address <u>21 MAY 2007</u></p> <p>Post Code _____</p> <p>Tel No _____</p>
---	--

**3. Full postal address of the building(s) for which consent is being sought**

BECK HALL,  
PRIESTMAN'S LANE,  
THORNTON DALE  
YO 18 7RT

**4. Existing use of buildings**

RESIDENTIAL.

**SECTION 2 YOUR PROPOSAL**

**5. Brief description of the proposed works**

REPAIRMENT OF EXISTING GREENHOUSE



21 MAY 2007

**6. Type of application** (please tick at least one box)

- A. Application for works including partial or total demolition of a Listed Building.
- B. Application for alteration or extension of a Listed Building.
- C. Application for works to the interior only of a Grade II (unstarred) Listed Building.
- D. Application for variation or discharge of conditions of an existing Listed Building Consent.

**7. Full description of the proposed works**

TO REMOVE EXISTING WOOD/GLASS/ALUMINIUM GREENHOUSE (1986)  
AND REPLACE WITH WHITE PAINTED ALUMINIUM/GLASS  
GREENHOUSE

**8. Details of materials for construction and finishes : GREENHOUSE ONLY**

	Existing	Proposed
Chimneys	—	—
Roof finish	POWDER COATED ALUMINIUM (WHITE) + GLASS	POWDER COATED ALUMINIUM (WHITE) + GLASS
Rainwater goods	PVC	"
Walls	WOOD (WHITE)	POWDER COATED ALUMINIUM (WHITE)
Windows	DOUBLE + SINGLE GLAZED	SINGLE GLAZED
Doors	GLASS / WOOD	GLASS / ALUMINIUM
Shop front	—	—
Internal features	—	—

**SECTION 3 WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION**

**9. Plans**

Please list below the plans, sections, elevations, photographs, schedules etc. which are included with this application.

4 X LOCATION PLANS : 4 X SIDE PLANS : 4 X SOUTH ELEVATIONS OF  
EXISTING STRUCTURE : 4 X EAST ELEVATION EXISTING STRUCTURE : 4 X DRAWINGS  
OF PROPOSED STRUCTURE : 4 X COVERING LETTER : 4 X EXAMPLE  
PHOTOS.

**10. Declaration**

I/We\* hereby apply for Listed Building Consent in accordance with the above details and the accompanying information. (\*delete as necessary)

Signed: \_\_\_\_\_ (Applicant/Agent\*)

On behalf of: \_\_\_\_\_ (Applicant)

Date: 18 MAY 2007.

NYMNP  
21 MAY 2007

11. Certificates

You are required to complete an ownership certificate, usually either Certificate A or Certificate B. Please cross out the one which does not apply.

Please note that it is an offence knowingly to make a false declaration.

CERTIFICATE A

I hereby certify that:

No person other than myself/the applicant\* was an owner† of the building(s) to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed:

[Redacted signature]

\* On behalf of:

\_\_\_\_\_

Date:

18 MAY 2007.

\*delete where inappropriate

CERTIFICATE B

I hereby certify that:

I have/the owner has\* given the requisite notice to all persons other than myself/the applicant\* who, 21 days ending with the date of the accompanying application were owners of the building to which the application relates, viz.

Owner's name:

\_\_\_\_\_

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date on which notice was served:

\_\_\_\_\_

Signed:

\_\_\_\_\_

\* On behalf of:

\_\_\_\_\_

Date

\_\_\_\_\_

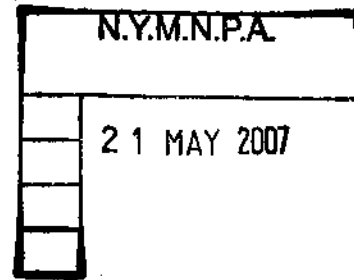
\* delete where inappropriate

† 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years.

**Beck Hall  
 Priestman's Lane  
 Thornton Dale  
 North Yorkshire  
 YO18 7RT**

Listed Building Officers  
 North York Moors National Park  
 The Old Vicarage  
 Bondgate  
 Helmsley  
 YO62 5BP

18 May 2007



Dear Sir/ Madam

**LISTED BUILDINGS CONSENT: BECK HALL, THORNTON DALE**

Please find attached to this letter an Application for Listed Buildings Consent for an alteration at Beck Hall. The forms have been completed, but I felt that it might be valuable for you to have a more detailed explanation of the situation and our proposition.

We have a decaying lean-to greenhouse/ vinery. Most of the masonry structure is Victorian. The glass/aluminium/wood elements were built in c 1986/7, after the property was listed. Listed building permission was granted to our predecessors, the Schroeders, on 30 May 1986.

We wish to replace their decaying and, frankly, inadequate structure with a new one. This note explains the general situation of the house, lays out the shortcomings of the 1986 design, and explains the intended new structure.

**General Situation**

Beck Hall is a Grade 2 listed property. It has grown from a modest "one up, one down" building in the late 18<sup>th</sup> century by a constant process of adaptation, expansion and destruction to a slightly sprawling sizeable house with attached sheds and cottage. We own the property and the cottage, under separate deed.

The [west] frontage is very open to Priestman's Lane. The rear of the house not visible to either the public or neighbours. With the exception of the frontage, any view of the east side of the house is close to impossible thanks to the topography of the land, reinforced by a strip of thick woodland. [There is very restricted view of a few feet of it, possible at 250 yards from a single point on the A 170, in winter.]

The greenhouse in question is attached entirely on the obscured east side of the building, protruding perpendicularly from it, with the backwall to the north and the main sloping face south.

**Current Structure: 1986**

As mentioned, the Schroeders built a new lean-to onto the original walls, with listed building consent. Whether this structure conforms to the Consent given is not something we can attest to. The main characteristics are as follows:

- The roof is white powder-coated aluminium and glass.
- The vertical structure is made from white painted softwood, and glass [with the window frames machine moulded];
- The vertical glass is a mixture of a few double glazed and otherwise single-glazed panes. [We can detect no logic or justification for this mixture.]
- The gutters and drainpipes are white PVC.

Apart from its rather unusual construction, the structure has various shortcomings.

1. It is in an advanced stage of decay. There is significant structural rot, and the construction is such that it collects condensation on the main structural elements, particularly the longitudinal beams.
2. It incorporates a design fault which [independent of the issue mentioned above] directs heavy rain into the masonry wall of the main house. This has created chronic damp inside the main house, which has been present for 20 years. For this fault to be rectified, the structure needs to be removed and rebuilt to a different design at the "house" end.
3. The roofs leaks. Again, this is an entirely independent problem. Our predecessors warned us that it always has done so, but they were unable to identify the source, as the leaks "travelled around". We have identified it: The entire roof is inadequately glazed, constructed with barely more than a centimetre of overlap between the sheets of glass. Capillary action and wind mean that all sections of the roof leak under certain combinations of wind and water.
4. The structure is badly designed for the purpose of growing plants: The main problems are excessive heat and condensation. It has inadequate ventilation, specifically no lifting panels as such a structure should have. Some badly executed slots have been cut in the Victorian wall, but these comprise a totally inadequate volume of ventilation for a south facing lean-to roof this size.

NYMHPA

21 MAY 2007

**Proposition 2007**

We intend to restore the building to its original function: A greenhouse/ vinery. To that end, we wish to:

- Remove the 1986-7 construction of aluminium/wood/double glazing/ single glazing
- Rebuild the interface with the house to stop the conservatory channelling water into the house
- Restore the decaying Victorian backwall
- Build a proper and appropriate greenhouse: Our proposition is to have a bespoke lean to constructed by Hartley Botanic, who specialise in plant rooms [and have a track record in building similar listed buildings, as well as having built [using the same construction] greenhouses at the Royal Botanic Gardens, Kew and other such sites.. This is in glass and powder coated aluminium, including downpipes and guttering.

The planned construction will be a white, traditional lean-to greenhouse. Hartley Botanic regularly replace the wooden structures in listed glasshouses with their greenhouses. I attach some photographs of comparable structures, [one at Kew, one at a private, listed house] which will give It will use [and not damage] the original Victorian masonry structure, and replace the faulty construction currently in place.

We are keen to make progress quickly: Please note the address above, but also our email address [redacted] and telephone number 01751 475714. You might want to look at their website [redacted] or talk to talk to Hartley Botanic. If so, please contact Michael Thornley at Hartley Botanic on [redacted]

We are confident that you will agree that this conforms to all the requirements for listed buildings permission, and will be a marked improvement on the 1986 structure. We look forward to hearing from you.

Yours sincerely,



Charles Webb